092.0	0006	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,318,600 / 1,318,600
					USE VALUE:	1,318,600 / 1,318,600
					ASSESSED:	1,318,600 / 1,318,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		EPPING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TSAI LEO L &
Owner 2:	CHUANG BARBARA
Owner 3:	
Street 1:	55 EPPING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TKS REALTY LLC & -
Owner 2:	MCGOWEN CAROLINE A -
Street 1:	24 FOX MEADOW LN
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,686 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Vinyl Exterior and 2920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8686.000	842,200		476,400	1,318,600
Total Card	0.199	842,200		476,400	1,318,600
Total Parcel	0.199	842,200		476,400	1,318,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.58 | /Parcel: 451.5

Legal Description

User Acct 59910

GIS Ref

GIS Ref

Insp Date 05/20/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 092.0-0006-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	841,400	0	8,686.	476,400	1,317,800	1,317,800	Year End Roll	12/18/2019
2019	101	FV	649,600	0	8,686.	483,200	1,132,800	1,132,800	Year End Roll	1/3/2019
2018	101	FV	649,600	0	8,686.	360,700	1,010,300	1,010,300	Year End Roll	12/20/2017
2017	101	FV	649,600	0	8,686.	326,700	976,300	976,300	Year End Roll	1/3/2017
2016	101	FV	649,600	0	8,686.	313,100	962,700	962,700	Year End	1/4/2016
2015	101	FV	633,700	0	8,686.	265,400	899,100	899,100	Year End Roll	12/11/2014
2014	130	FV		0	8,686.	251,800	251,800	251,800	Year End Roll	12/16/2013
2013	101	FV	163,700	0	8,686.	239,600	403,300	403,300		12/13/2012

!7549!

PRINT

Date	Time
12/10/20	22:10:28

LAST REV

Date	Time
02/01/17	15:35:26

danam

PAT ACCT. 7549

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TKS REALTY LLC	63362-128		3/12/2014		921,000	No	No		
SCHAEJBE THOMAS	60469-179		11/13/2012	Sub Sale	1	No	No		
DUTTON BONNIE J	59953-97		9/7/2012	Sub Sale	379,000	No	No		
DUTTON HELEN	30979-156		12/20/1999	Family	1	No	No		
	17118-462		6/1/1986		99	No	No		A

USER DEFINED

Prior Id # 1:	59910
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2017	93	Heat App	9,000	C				
12/3/2014	1652	Solar Pa	15,000					Install 24 solar p
11/7/2013	1641	Heat App	16,000	C				
10/23/2013	1577	New Buil	180,000	O				
6/18/2013	877	Foundati						
11/19/2012	1519	Demoliti	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	Measured	PC	PHIL C
2/27/2014	Info Fm Prmt	EMK	Ellen K
12/31/2013	Info Fm Prmt	EMK	Ellen K
7/11/2013	Info Fm Prmt	EMK	Ellen K
4/12/2013	Info Fm Prmt	MM	Mary M
3/25/2009	Measured	197	PATRIOT
2/16/2000	Mailer Sent		
1/26/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8686		Sq. Ft.	Site		0	70.	0.78	5									476,408						476,400	

Total AC/HA: 0.19940 | Total SF/SM: 8686 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,408 | Spl Credit | Total: 476,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY&PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2013	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:			
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00958896
Const Adj.:	1.04989493
Adj $ / SQ:	132.495
Other Features:	115024
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	847274
Depreciation:	5084
Depreciated Total:	842191

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

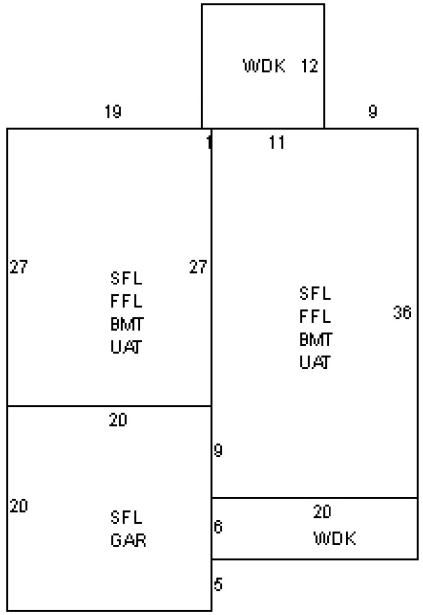
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	193.44
Special Features:	0	Val/Su Net:	163.25
Final Total:	842200	Val/Su SzAd	288.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,660	132.500	219,942
BMT	Basement	1,260	39.750	50,083
FFL	First Floor	1,260	132.500	166,944
GAR	Garage	400	22.310	8,924
UAT	Upper Attic	315	53.000	16,694
WDK	Deck	264	10.280	2,713

Net Sketched Area:	5,159			Total:	465,300
Size Ad	2920	Gross Are	6104	FinArea	2920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0006-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	